

ZB# 00-21

Frank Reynolds

17-2-2

Prelim.
June 12, 2000.

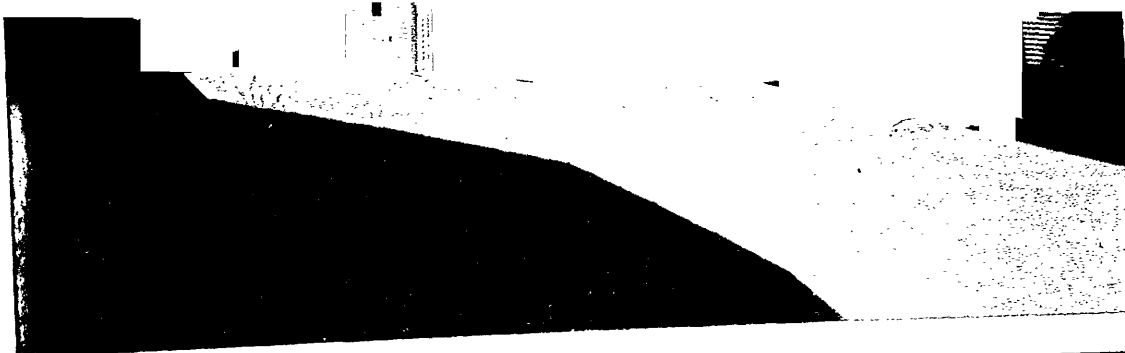
Public Hearing:
June 26, 2000.
Grant

Refunded
\$189.50

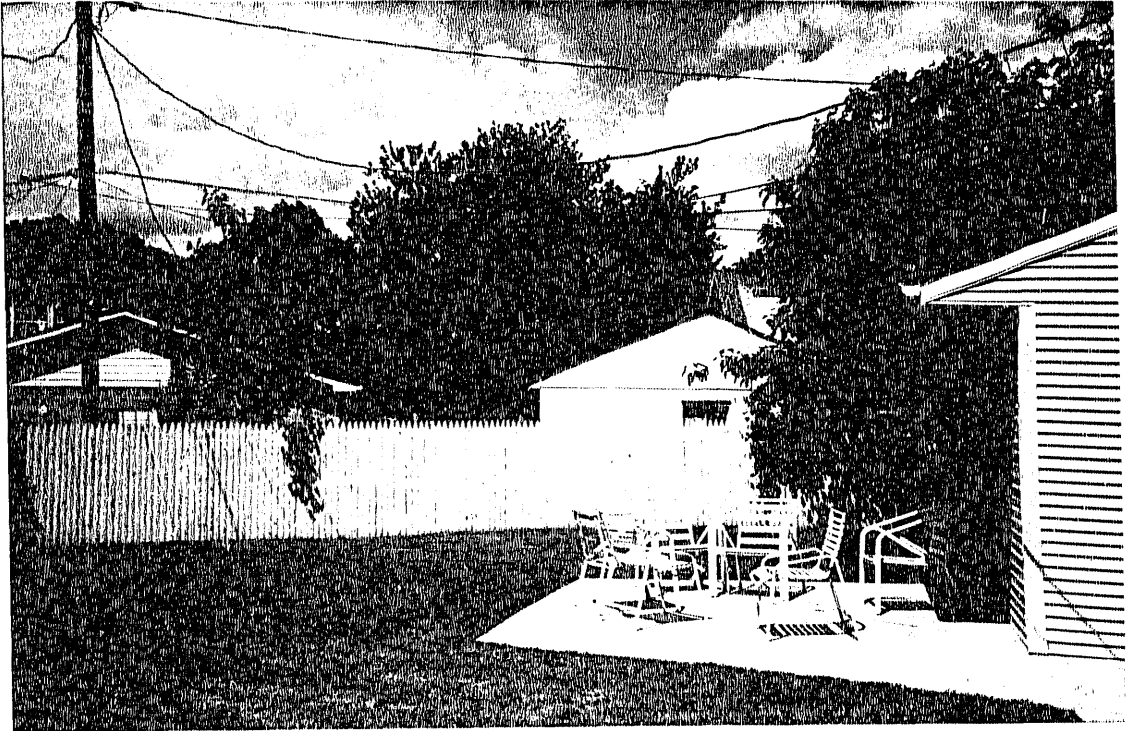
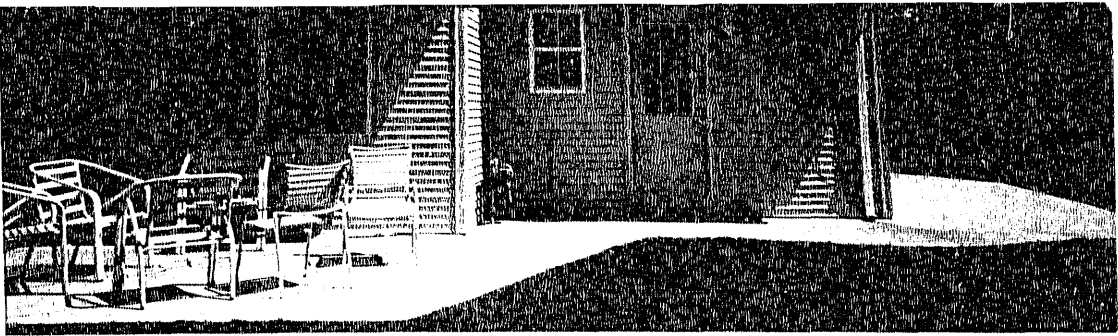
#00-21-Reynolds, Frank

Area - 17-2-2.

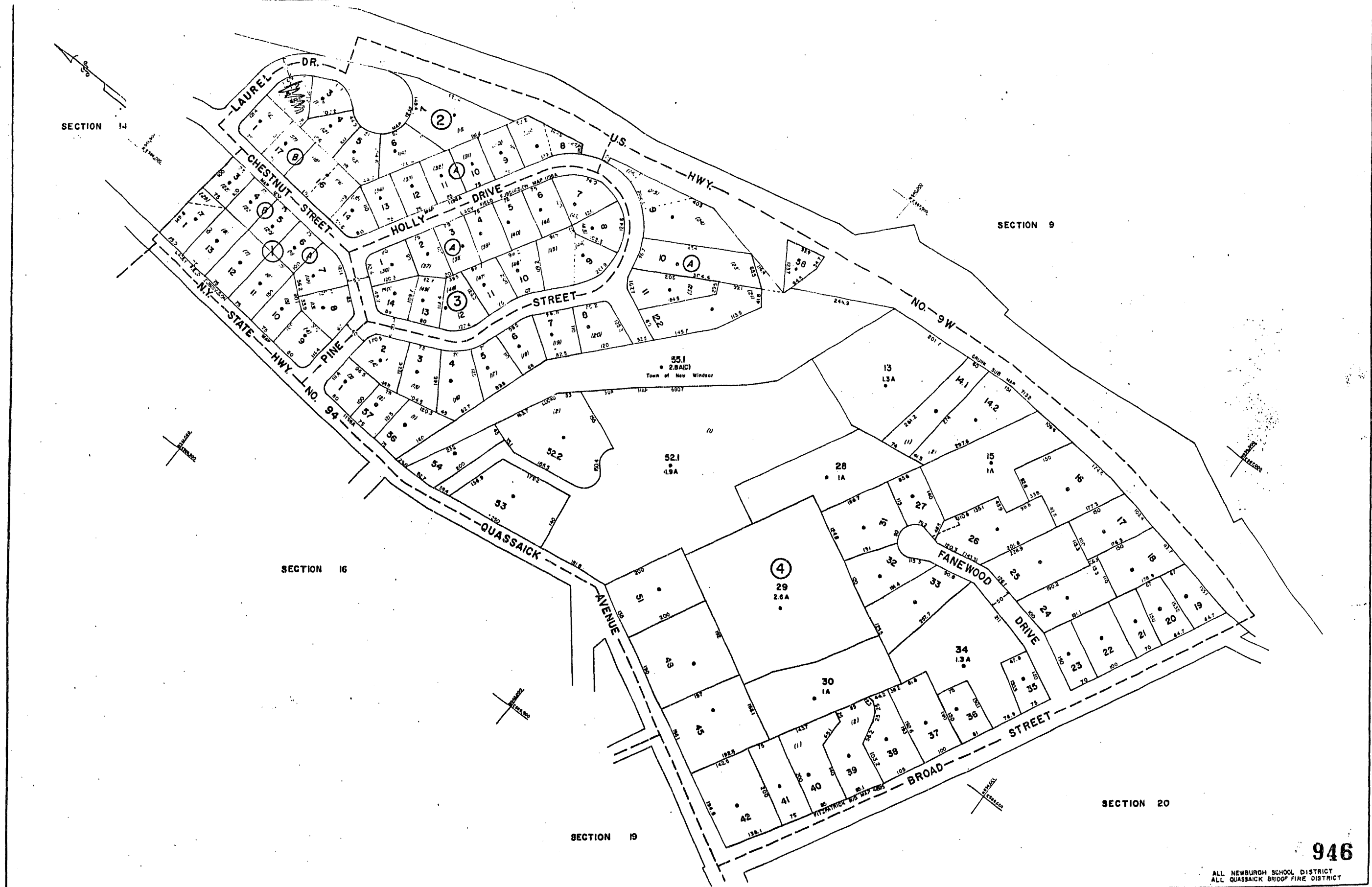








00-21 - Reynolds, Travis
Area - 17-2-2.



946

ALL NEWBURGH SCHOOL DISTRICT
ALL QUASSAICK BRIDGE FIRE DISTRICT

Prepared by
AERO SERVICE CORPORATION
A DIVISION OF LITTON INDUSTRIES
400 CANAL ST. PHILADELPHIA, PA. 19106
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

LEGEND					
STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.	FILED PLAN LOT NO.	
CITY, TOWN OR VILLAGE	FAKEMENT LINE	TAX MAP PARCEL NO.	STATE HIGHWAYS	COUNTY HIGHWAYS	TOWN ROADS
BLOCK & SECTION LIMIT	MATCH LINE	AREAS	DIMENSIONS		
SPECIAL DISTRICT LINE	STREAMS				
PROPERTY LINE					

ORANGE COUNTY~NEW YORK

Photo No. 14-30,31,32 Date of Map: 9-24-67
Date of Photo: 1-1-65 Date of Revision: 3-1-68
Scale: 1" = 100'

TOWN OF NEW WINDSOR
Section No. 17

APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Reynolds, Frank

FILE# 22-21

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA X

USE

APPLICATION FOR VARIANCE FEE \$ 50.00

*paid ck
130 -
6/12/00*

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

*paid # ck.
129 -
6/12/00*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 6/12/00-3 \$ 13.50
2ND PRELIMINARY- PER PAGE 6/26/00-6 \$ 27.00
3RD PRELIMINARY- PER PAGE \$
PUBLIC HEARING - PER PAGE \$
PUBLIC HEARING (CONT'D) PER PAGE \$

TOTAL \$ 40.50

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 6/12/00 \$ 35.00
2ND PRELIM. 6/26/00 \$ 35.00
3RD PRELIM. \$
PUBLIC HEARING. \$
PUBLIC HEARING (CONT'D) \$

TOTAL \$ 70.00

MISC. CHARGES:

..... \$
TOTAL \$ 110.50

LESS ESCROW DEPOSIT \$ 300.00
(ADDL. CHARGES DUE) \$
REFUND DUE TO APPLICANT .. \$ 189.50

ESTATE OF JOYCE I. NOCILLA
FRANK REYNOLDS, EXECUTOR
PENNY REYNOLDS, EXECUTRIX
49 COACH LN. 914-564-9540
NEWBURGH, NY 12550

129

Date 6-12-2000 29-7003/2213
470

Pay to the
Order of Town of New Windsor \$ 300.00
Three hundred and no/100 Dollars



Member FDIC
**CHARTER ONE
BANK**

For VARIANCE

Frank Reynolds

⑆221370030⑆ ⑈4700497809⑈ 0129
102 LAUREL DR

ESTATE OF JOYCE I. NOCILLA
FRANK REYNOLDS, EXECUTOR
PENNY REYNOLDS, EXECUTRIX
49 COACH LN. 914-564-9540
NEWBURGH, NY 12550

130

Date 6-12-2000 29-7003/2213
470

Pay to the
Order of Town of New Windsor \$ 50.00
Fifty and no/100 Dollars



Member FDIC
**CHARTER ONE
BANK**

For VARIANCE

Frank Reynolds

⑆221370030⑆ ⑈4700497809⑈ 0130
102 LAUREL DR

-----X
In the Matter of the Application of

FRANK REYNOLDS

**MEMORANDUM OF
DECISION GRANTING
AREA VARIANCES**

#00-21
-----X

WHEREAS, FRANK REYNOLDS, residing at 49 Coach Lane, Newburgh, New York 12550, has made application before the Zoning Board of Appeals for a 2 ft. front yard, 1 ft. side yard and 8 ft. total side yard variances for existing single-family residence at 102 Laurel Avenue, New Windsor, N. Y. in an R-4 zone; and

WHEREAS, a public hearing was held on the 26th day of June, 2000 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared on behalf of this Application; and

WHEREAS, there were two spectators appearing at the public hearing; and

WHEREAS, one spectator spoke in opposition to this Application stating that the subject residence was not constructed according to the original plans filed; that one corner was too close to his daughter's patio; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property consisting of a one-family home located in a neighborhood containing one-family homes.

(b) This residence has not created any water hazards or runoff.

(c) The house does not interfere with the sight lines of the traffic of motorists on the adjacent road.

(d) The house has already been constructed and the variances sought are to allow the construction as it exists. The Applicant does not propose to make any changes to the house or its appearance.

(e) The house is located on an irregularly-shaped lot.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variances will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variances requested are substantial in relation to the Town regulations but nevertheless are warranted for the reasons listed above.

4. The requested variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variances are granted, outweigh the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variances are appropriate and are the minimum variances necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variances.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 2 ft. front yard, 1 ft. side yard and 8 ft. total side yard variances for existing single-family residence at 102 Laurel Avenue in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: September 11, 2000.


Chairman

Date 7/18/00, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553TO Frances Roth DR.
168 N. Drury Lane
New Windsor, NY 12550

DATE			CLAIMED	ALLOWED
4/26/00	Zoning Board Mtg			75.00
	Misc - 2			
	Red/Guardian - 3			
	Lesio - 1			
	Young - 3			
	Choe/Days Inn - 2			
	Czepiel - 3			
	Kelly - 4			
	Lahay - 2			
	Bila - 15			
	Don Marciano - 6			207.00
	Reynolds - 6 = 46 \$27.00			
				282.00

REYNOLDS, FRANK

Mr. Frank Reynolds appeared before the board for this proposal.

MR. NUGENT: Request for 2 ft. front yard, 1 ft. side yard and 8 ft. total side yard variances for existing single-family residence at 102 Laurel Avenue in an R04 zone. Is anyone here for Frank Raynolds? If you would like to speak, please sign this.

MS. CORSETTI: For the record, Mr. Reynolds and I sent out 56 addressed notices to property owners within 500 feet on June 13th.

MR. NUGENT: If you'd like to just reiterate what you told us at the preliminary.

MR. REYNOLDS: Well, like I said, the house was built by a very close friend of my wife and I by a builder in New Windsor and they both passed away within 14 months of building the house and the house was left to my wife and I. We have the house sold, in fact, the people are leasing it from me right now until we get this variance cleared up. And I guess the builder built it a little crooked or something from what it was supposed to have been, I gather from the inspector, so we're looking to get a variance for the two feet, one foot.

MR. KANE: Obviously, it would be financially impossible to move the house.

MR. REYNOLDS: I would think so, it's not a shed.

MR. KRIEGER: You have had no complaints formal or informal about this?

MR. REYNOLDS: No.

MR. KANE: No creation of any water hazards, runoff or anything like that?

MR. REYNOLDS: No problems there.

MR. TORLEY: Doesn't interfere with sight lines on

traffic?

MR. REYNOLDS: No, it's set back.

MR. NUGENT: Did you see the pictures, Larry?

MR. TORLEY: Yes.

MR. KRIEGER: It's good that he ask the questions because the pictures don't make it into the minutes, the questions do.

MR. NUGENT: You fellas don't have any further questions, I'll open it up to the public and we'll bring it back.

MR. PONESSA: I'm John Ponessa, I would like to speak for my daughter, my daughter lives there, we don't oppose this except that I'd like to understand where the variance is being requested. His property is adjacent to ours and it just seems like our lot is getting smaller.

MR. KANE: Basically, what happened they mismeasured when they built the house, they are not adding anything, they just didn't measure it right.

MR. PONESSA: Which property line, you're asking for three different variances, as far as I can tell.

MR. NUGENT: The front yard is two feet short.

MR. PONESSA: The house is on a curve, the side yard is really the one that affects us and the back yard, those are the ones that parallel my daughter's property.

MR. NUGENT: Are you on Laurel also?

MR. PONESSA: Yes, 104.

MR. TORLEY: As you face the road to the right or left?

MR. PONESSA: To the left.

MR. NUGENT: Your lot is pie shaped too?

MR. PONESSA: Yes, but it was no, the original property was one piece of property, there were two lots listed on the deed, the original owners passed away, the son inherited the house, he was living in California, he wanted to sell them as one piece of property. It was too expensive. My daughter and her husband bought the house, the second lot was set aside, other builders came and they said they wanted to build on that lot. I had discussions with them and I said if you build on that lot and you have a perfectly acceptable house, we have nothing to say, if you need a variance, I will tell you where the objection will come from because I don't feel that lot is big enough to build on. The gentleman the deceased, gentleman came along and said he was going to build on the lot and I told him the same thing I said I don't think that lot is big enough to build on. I came here, discussed it with the building inspector, he said it's our job to see that the house is built properly, he showed me the dimensions, the gentleman went ahead and built the house. Now, all of a sudden, the house doesn't meet specifications. I don't know what the alternatives are, obviously, it can't be taken down, well, it can be taken down, but I have seen other areas in New Windsor--

MR. KANE: It just wouldn't be sold.

MR. KRIEGER: This has to do with the location of the house on the lot. Doesn't have to do with changing the dimensions of the lot making it any big or encroaching on anybody else's property.

MR. PONESSA: Well, there's, if the owner decides to put up a fence, that would be very detrimental.

MR. NUGENT: He still has to put it on his own property.

MR. KRIEGER: Whatever action this board takes on these variances will not affect that person's right to put up a fence, it won't add or subtract to it.

MR. PONESSA: If the variance is granted and there's a

minor, not even as much property as there should be, obviously, then there's going to be a problem, if this is the area where the problem is, I don't even know which area the problem is.

MR. KRIEGER: They haven't been cited for a violation of not having enough area to build on.

MR. NUGENT: The lot is large enough, the house was not placed so that it didn't require, it's two foot too close to the road and it's one foot too close to one lot line, I don't know which lot line.

MR. PONESSA: If it's too close to the road, it would really be in her yard, it's in her yard now.

MR. TORLEY: You're talking about this corner here?

MR. PONESSA: Yes, I'm talking about this corner here, this corner is right on the end of my daughter's patio, if it's this corner, it's a problem.

MR. TORLEY: That's the property line.

MR. PONESSA: If this is the corner where he needs a variance, that house should have been out here or over that way.

MR. TORLEY: It's there now.

MR. PONESSA: All the parties involved are deceased, you're suffering, you've got the house sold, you've got a deal with possibly different people now if they decide to put up a privacy fence.

MR. TORLEY: Well--

MR. KANE: Privacy fence would have nothing to do with it.

MR. PONESSA: If this board grants that variance, it could very severely impact us.

MR. KANE: It would have nothing to do with their ability to put a fence, you have, whether their

variance was there or not, nothing to do with it.

MR. TORLEY: You're entitled to put the fence up on your property.

MR. PONESSA: Absolutely, that's what I told the gentleman, I said if you can build a house on that lot, that's your business.

MR. KANE: They could.

MR. PONESSA: John Steinberg, who builds Schoonmaker homes was interested and I told him the same scenario, I said if you can build on the lot, I have no problems with that. John Steinberg builds Schoonmaker homes, he was very interested but he backed away from it. I want to note that we have an objection to it, how, what you do about it, I don't know that there's an alternative, it was built by a person who passed away, he shouldn't have done it. I don't know when is the last time this property has been surveyed, has it been surveyed for the sale?

MR. REYNOLDS: That's a survey right there for the sale that shows your patio on my property, you want to say that this survey is \$600 that shows your patio on my property, so you want to go there?

MR. PONESSA: Take it off.

MR. REYNOLDS: Take what?

MR. PONESSA: The piece on there, take your house off, your house was built wrong, move the house.

MR. MCDONALD: We're getting ridiculous, why don't we stick to it.

MS. CORSETTI: It's a ridiculous shaped lot, that's the first problem.

MR. PONESSA: All I want to do is note my objection.

MS. CORSETTI: So noted.

MR. REIS: Can I see the survey, please?

MR. TORLEY: This house did obtain a C.O. at one point.

MR. NUGENT: I'm going to close the public hearing.

MR. TORLEY: Did it get a C.O.?

MR. REYNOLDS: February of '99, they moved in.

MR. KANE: If there was no C.O. on the house.

MS. CORSETTI: No C.O., well, I don't see a C.O.

MR. KANE: I would think that the building department would have brought that up at the same time.

MS. CORSETTI: Right.

MR. NUGENT: Has to be a C.O., has to be, you can't let people move in without a C.O.

MR. TORLEY: Not legally.

MR. NUGENT: Let's not beat a dead horse, we got a motion.

MR. TORLEY: I move we grant the requested variances for front and side yard and total side yard.

MR. REIS: Second it.

ROLL CALL

MR. MCDONALD	AYE
MR. REIS	AYE
MR. TORLEY	AYE
MR. KANE	AYE
MR. NUGENT	AYE

Date _____

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO

DR

DATE

CLAIMED

ALLOWED

27/24/00

Refund of Crew Deposit #00-21

\$189.50	
----------	--

Approved: Regina C. Corsetti
384

6/26/00

Public Hearing: Reynolds, Frank #00-21

Name:

Address:

John Q. R.

104 Laurel Dr.

objecting

John Q. R.

53 Addison Dr.

Date 6/26/00, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Frances Roth
168 N. Drury Lane DR.
Newburgh, N.Y. 12550
.....

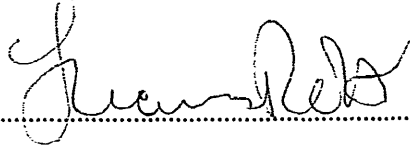
DATE			CLAIMED	ALLOWED
6/12/00		Zoning Board Mtg	75 00	
		Misc - 1		
		Robare - 3		
		Hunsinger - 5		
		Lurigo - 4		
		Reynolds - 3 \$13.50		
		Fox - 8		
		L.G. Enterprises - 3		
		Transtastic - 9		
		UOR Associates - 5	184 50	
		41		
			359 50	

STATE OF NEW YORK,
TOWN OF NEW WINDSOR

} ss.

I hereby certify, that the items of this account are correct; that the disbursements and services charged therein have in fact been made and rendered, and that no part thereof has been paid or satisfied, that the amount herein mentioned is in full settlement for all services rendered and materials furnished.

Sign Here



No.

Town of New Windsor

Nature

Amount Claimed \$

Amount Allowed \$

Filed

I hereby certify that at a meeting of
said Town Board held at the office of the
Town Clerk on the day
of, 19.....

the within claim was audited and allowed
for the sum of

\$

Clerk

REYNOLDS, FRANK

MR. NUGENT: Request for two foot front yard, one foot side yard and 9 foot total side yard for existing single family residence at 102 Laurel Drive in an R-4 zone.

Mr. Frank Reynolds appeared before the board for this proposal.

MR. REYNOLDS: Bunch of paperwork I need to show you.

MR. NUGENT: Just explain.

MS. CORSETTI: This is a preliminary meeting, you don't need to put in your application.

MR. NUGENT: Explain to the board exactly how this all came to pass.

MR. REYNOLDS: Okay, Laurel Drive 28 months ago there was an empty lot. Very good friends of my wife and I built a house there, I believe they got it at a variance because it was a pizza pie shaped piece of land. They built a small retirement home. Within 14 months of them living there, they both passed away, left my wife and I the property, the estate or whatever and we're selling the house because it's not what we need and we don't want to rent it out, actually. So, there was some building problems, the building, there was some building problems that we had to get settled with the building department to get everything up to code. There was no C.O. for the house. The builder never got a C.O. for the people. And I got all that and the survey, when I gave them the survey, the survey said the house was built crooked on the lot, supposedly the way the contractor was supposed to build it, he built it on an angle. So now, the survey shows Frank says the building inspector that the house is too close to here, there and everywhere, so the sale has been trying to go on now for four months. I finally had to let the people move in on a lease or else I would lose the sale of it and that's what I'm here for to get this variance straightened out so as soon as I get it straightened out, then we can go to closing and be done

with it.

(Whereupon, Mr. Kane entered the room.)

MR. REYNOLDS: I have pictures.

MR. NUGENT: In reality, you had absolutely nothing to do with all this, the builder was at fault whoever did the building?

MR. REYNOLDS: Right.

MR. NUGENT: Variances aren't that big to begin with, but they need to be addressed.

MR. REIS: Can you tell us again what the required variances are?

MR. NUGENT: Yes, one foot side yard, two foot front yard and 9 foot total side yard.

MR. KANE: Thank you.

MR. BABCOCK: Pat, do you have a section, block and lot?

MS. CORSETTI: Yes, I do it's 17-2-2.

MR. NUGENT: You guys find any problems?

MR. REIS: Just a preliminary, yes, Frank, there's no hazards or anything like that that's caused as a result of the house being in this location?

MR. REYNOLDS: No, no, everything is up to par, like I say, the house is only 28 months old and no sheds on it or anything like that.

MR. REIS: No neighbors are complaining or anything like that?

MR. REYNOLDS: No.

MR. REIS: Accept a motion?

June 12, 2000

16

MR. NUGENT: Yes.

MR. REIS: I move we set up Mr. Reynolds for a public hearing for his requested variances.

MR. KANE: Second the motion.

ROLL CALL

MR. REIS	AYE
MR. TORLEY	AYE
MR. KANE	AYE
MR. NUGENT	AYE

MR. KRIEGER: If you would take this sheet that's right here with you and address yourself to those criteria at the public hearing because those are the criteria on which the zoning board must decide.

MR. REYNOLDS: Thank you.

**OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK**

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914) 563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: 05/01/00

APPLICANT: Domingo Marcano
53 Lafayette Dr.
New Windsor, NY 12553

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR : Finished Basement (Existing)

LOCATED AT: 53 Lafayette Dr.

ZONE: R-5

DESCRIPTION OF EXISTING SITE: 48-2-20

IS DISAPPROVED ON THE FOLLOWING GROUNDS: Interpretation (Dwelling Unit 2 Family)

1. Existing finished basement with kitchen, bathroom and sleeping facilities appears to constitute a 2 family dwelling. Applicant claims it is not a 2 family dwelling.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: USE:

MIN. LOT AREA:

MIN LOT WIDTH:

REQ=D.. FRONT YD:

REQ=D. SIDE YD:

REQD. TOTAL SIDE YD:

REQ=D REAR YD:

REQ=D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE, W/ ATTACHED MAP

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS
YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY:
Building Permit #: _____

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS
REQUIRED BEFORE PERMIT WILL BE ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises MARCANO, DOMENGO & ALEJANDRINA
Address 53 LAFAYETTE DRIVE Phone 561-7281
Mailing Address NEW WINDSOR, NY 12553
Name of Architect UNKNOWN
Address _____ Phone _____
Name of Contractor UNKNOWN PRESENT WHEN HOUSE PURCHASED
Address _____ Phone _____
State whether applicant is owner, lessee, agent, architect, engineer or builder OWNER
If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the EAST side of LAFAYETTE DRIVE
(N,S,E or W)
and APPROX. 600 feet from the intersection of LAFAYETTE DRIVE AND ROUTE 9-W
2. Zone or use district in which premises are situated R-1 Is property a flood zone? Y N X
3. Tax Map Description: Section 48 Block 2 Lot 20
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy SINGLE FAMILY HOME b. Intended use and occupancy N/A
5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☒ Repair ☐ Removal ☐ Demolition ☐ Other ☐
6. Is this a corner lot? YES EXISTING BASEMENT FINISHED
7. Dimensions of entire new construction. Front 43' 6" Rear N/A Depth 45' 6" Height 7' No. of stories 1
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
Number of bedrooms 1 Baths 1 Toilets 1 Heating Plant: Gas X Oil _____
Electric/Hot Air X Hot Water _____ If Garage, number of cars 1
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____
10. Estimated cost UNKNOWN - BUILT Fee \$50.00
BEFORE PURCHASED IN
1987

04, 05, 2000
date

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4693 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant)

(Address of Applicant)

(Owner's Signature)

(Owner's Address)

PLOT PLAN

NOTE: Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.

SEE ATTACHED
SKETCH/DRAWING

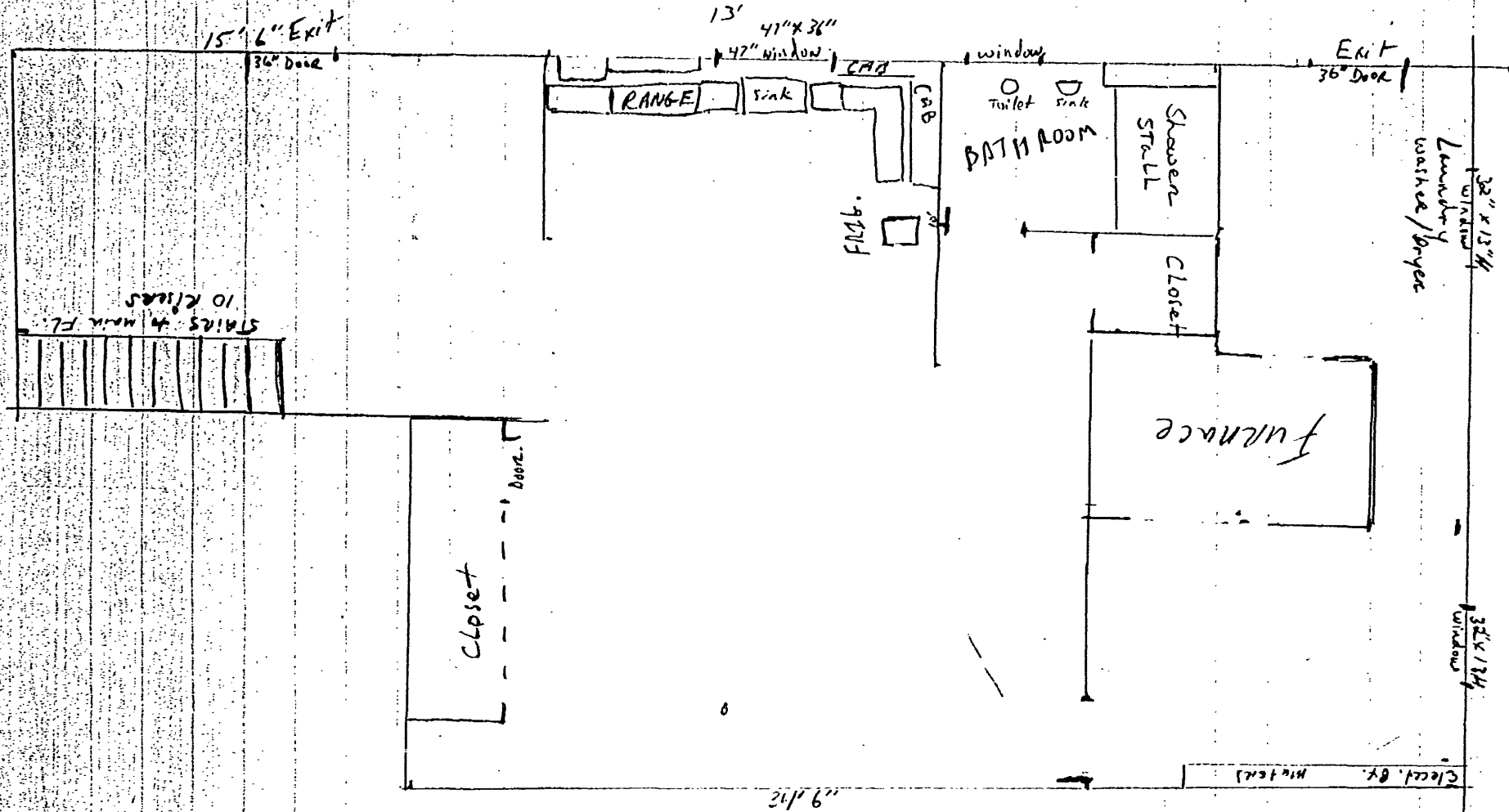
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W

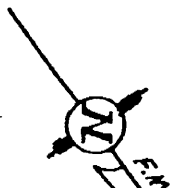
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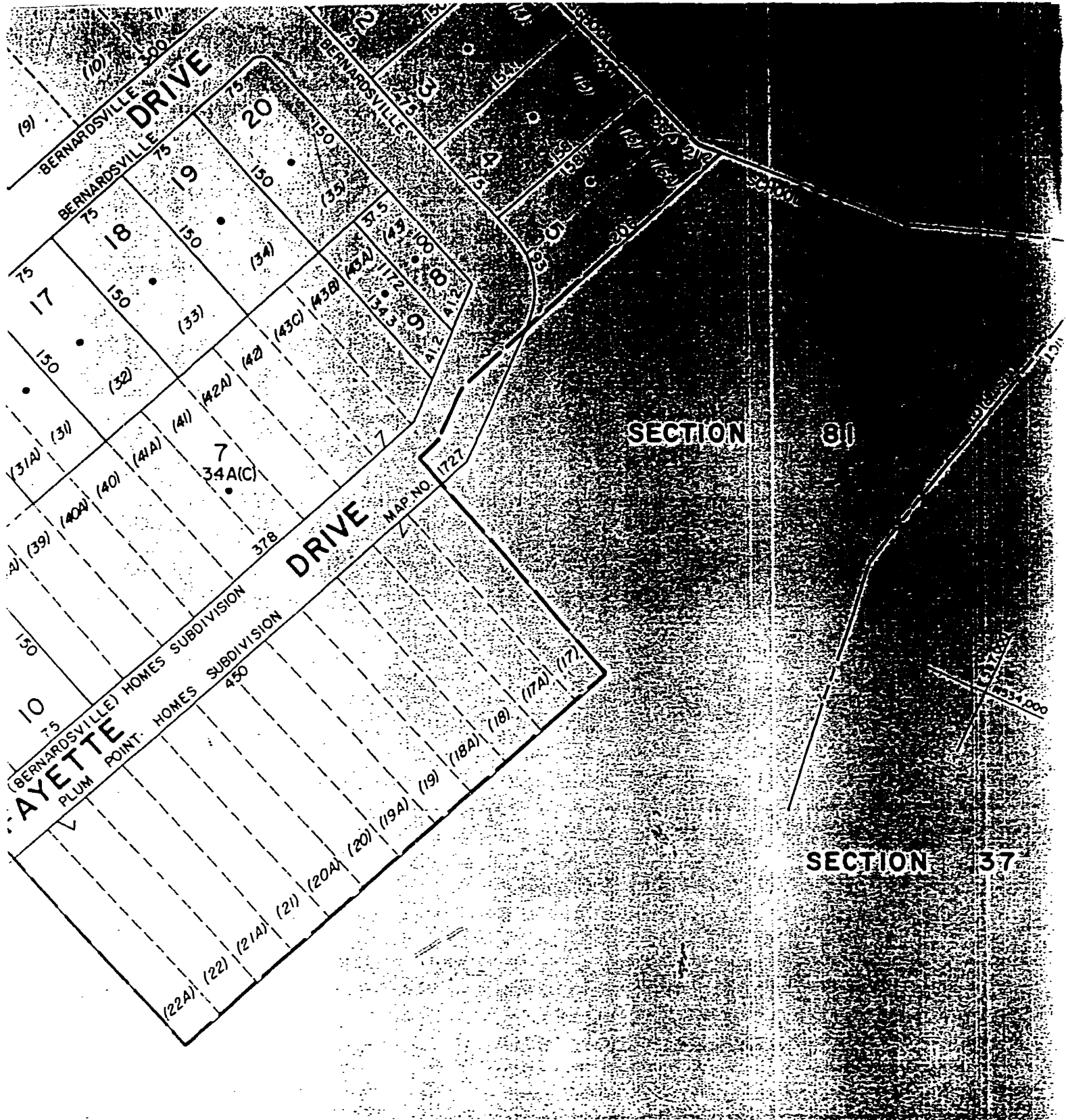
1" = 5'
Scale



PREPARED ON 04/04/2000
BY OWNER



FROM
SURVEY DONE
FOR PUNJABER
3/2000



ORANGE COUNTY - NEW YORK

TOWN

14 - 31, 32, 33

Date of Map 9-24-67

etc: 5-1-65

Date of Revision 5-1-65

Scale: 1" = 100'

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Prelim.
June 12, 2000
7:30 pm.
00-21

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.

DATE: May 9, 2000

APPLICANT: Frank Reynolds
49 Coach Lane
Newburgh, NY 12550

COPY

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE:

FOR: Existing 1-Family House Building Permit #292-2000

LOCATED AT: 102 Laurel ~~Avenue~~ *Drive*

ZONE: R-4

DESCRIPTION OF EXISTING SITE: 17-2-2

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Existing one family house does not meet minimum front, side, or rear yard set-backs.


BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: 48-26-E

MIN. LOT AREA:

MIN LOT WIDTH:

35' REQ'D.. FRONT YD:

33'

2'

12' REQ'D. SIDE YD:

11'

1'

40' REQD. TOTAL SIDE YD:

31'

9'

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

RECEIVED

INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval or one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and under slab plumbing.
4. When framing, rough plumbing, rough electric and before being covered.
5. Insulation.
6. Final inspection for Certificate of Occupancy. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Call 24 hours in advance, with permit number, to schedule inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and here is no fee for this.

FOR OFFICE USE ONLY
Building Permit #: **292-2500**

AFFIDAVIT OF OWNERSHIP AND/OR CONTRACTOR'S COMP & LIABILITY INSURANCE CERTIFICATE IS REQUIRED BEFORE PERMIT WILL BE ISSUED

PLEASE PRINT CLEARLY - FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises IGNAZIO NOCILLA AKA NELSON NOCILLA + JOYCE NOCILLA

Address 102 LAUREL DR. NEW WINDSOR N.Y. 12553 Phone 914 584 9540

Mailing Address SAME

Name of Architect _____

Address _____ Phone _____

Name of Contractor JOSEPH MASARACHIA

Address FORGE HILL ROAD NEW WINDSOR N.Y. 12553 Phone 534 9316

State whether applicant is owner, lessee, agent, architect, engineer or builder _____

If applicant is a corporation, signature of duly authorized officer. _____
(Name and title of corporate officer)

1. On what street is property located? On the _____ side of _____
(N,S,E or W)
and _____ feet from the intersection of _____
2. Zone or use district in which premises are situated _____ Is property a flood zone? Y _____ N _____
3. Tax Map Description: Section 17 Block 2 Lot 2
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy _____ b. Intended use and occupancy _____
5. Nature of work (check if applicable) New Bldg ☐ Addition ☐ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☐
6. Is this a corner lot? RENEW HOUSE PERMIT
7. Dimensions of entire new construction. Front _____ Rear _____ Depth _____ Height _____ No. of stories _____
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
Number of bedrooms _____ Baths _____ Toilets _____ Heating Plant: Gas _____ Oil _____
Electric/Hot Air _____ Hot Water _____ If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost _____

Fee

\$50.00

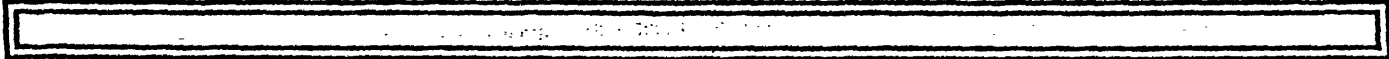
\$260.00

PAID
PAID

Form to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi & Louis Krychear
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 563-4618
(914) 563-4693 FAX

Bldg Insp Examined _____
 Fire Insp Examined _____
 Approved _____
 Disapproved _____
 Permit No. _____



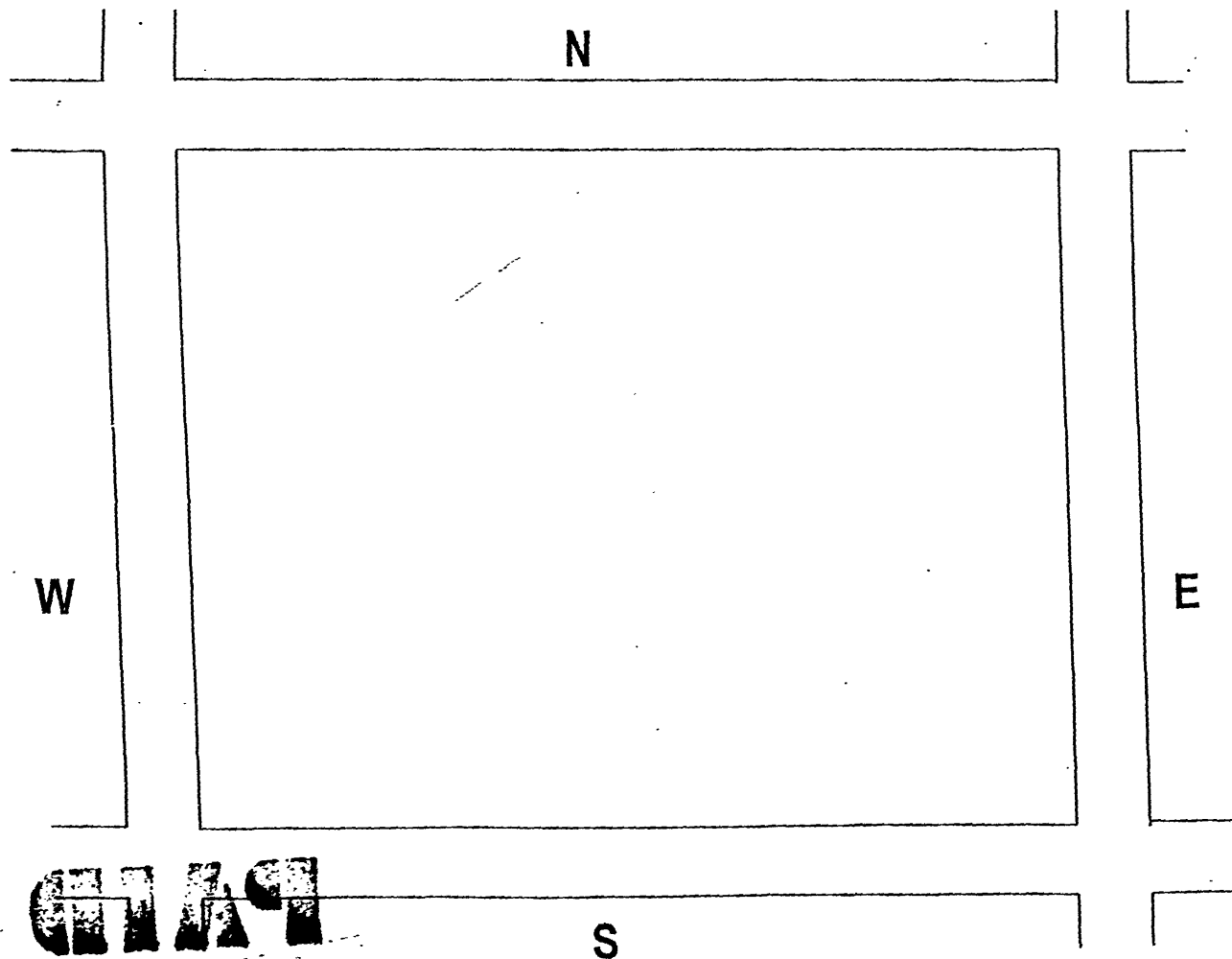
INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram, which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

(Signature of Applicant) <i>Frank Reynolds</i> (Owner's Signature)	(Address of Applicant) <i>49 Coach Lane Newburgh NY 12550</i> (Owner's Address)
--------------------------------------------------------------------------	---------------------------------------------------------------------------------------

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



**ZONING BOARD OF APPEALS:TOWN OF NEW WINDSOR
COUNTY OF ORANGE:STATE OF NEW YORK**

In the Matter of the Application for Variance of

Frank Reynolds

00-21.

**AFFIDAVIT OF
SERVICE
BY MAIL**

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

PATRICIA A. CORSETTI, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, New Windsor, N. Y. 12553.

That on the 13 day of June, 2000, I compared the 56 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then caused the envelopes to be deposited in a U.S. Depository within the Town of New Windsor.

Patricia C. Corsetti

Notary Public

Sworn to before me this

____ day of _____, 20____.

Notary Public

Clayton & Carolann Ventura ✓
117 Quassaick Avenue
New Windsor, NY 12553

Clarence & Anne Nelson ✓
C/o Adult Protective Services
23 Hatfield Lane
Goshen, NY 10924

7. (56)
Thomas Sayles ✓
Susan Pacione
107 Holly Drive
New Windsor, NY 12553

Kathleen A. Barry ✓
108 Chestnut Drive
New Windsor, NY 12553

Jacqueline Vierboom ✓
119 Quassaick Avenue
New Windsor, NY 12553

Richard & Catherine Wagner ✓
105 Holly Drive
New Windsor, NY 12553

Walter & Arlene Ryan ✓
110 Chestnut Drive
New Windsor, NY 12553

Lance & Donna Johnson ✓
111 Chestnut Drive
New Windsor, NY 12553

Jack & Jana Maxfield ✓
103 Holly Drive
New Windsor, NY 12553

Susan D'Egidio ✓
112 Chestnut Drive
New Windsor, NY 12553

David, Lynn & Wesley Orr ✓
104 Laurel Drive
New Windsor, NY 12553

John & Madge Schmitt ✓
101 Holly Drive
New Windsor, NY 12553

Ronald & Mary Edna Pastino ✓
114 Chestnut Drive
New Windsor, NY 12553

Katherine Arra ✓
PO Box 891
Vails Gate, NY 12584

Mark A. Parks ✓
Julie Welkowitz
121 Chestnut Drive
New Windsor, NY 12553

Robert & Rita Smith ✓
116 Chestnut Drive
New Windsor, NY 12553

Mary Elizabeth Walsh ✓
108 Laurel Drive
New Windsor, NY 12553

Elizabeth Hornsberger ✓
117 Chestnut Drive
New Windsor, NY 12553

Georgann Bellers ✓
103 Pine Drive
New Windsor, NY 12553

Wilma Harris ✓
110 Laurel Drive
New Windsor, NY 12553

Carmine & Doreen Ambrosio ✓
115 Chestnut Drive
New Windsor, NY 12553

Ronald & Richard Vanasco ✓
215 Riley Road
New Windsor, NY 12553

Angela Previti ✓
112 Laurel Drive
New Windsor, NY 12553

Adelaide, Josephine & John Daiutolo ✓
102 Holly Drive
New Windsor, NY 12553

William & Christine Hotelling ✓
125 Quassaick Avenue
New Windsor, NY 12553

John & Joyce Schoenberger ✓
111 Holly Drive
New Windsor, NY 12553

Robert Marsiglio Jr. ✓
104 Holly Drive
New Windsor, NY 12553

John & Carol Sarcka ✓
123 Quassaick Avenue
New Windsor, NY 12553

Richard & Bernadette Ballezza ✓
109 Holly Drive
New Windsor, NY 12553

May Kerwan ✓
106 Holly Drive
New Windsor, NY 12553

✓
Scott & Laura Potter
108 Holly Drive
New Windsor, NY 12553

✓
Cappy & Grace Foster
35 Sylvan Park Drive
Newburgh, NY 12550

✓
Pasquale Mach
Sheri Elledge
101 Laurel Drive
New Windsor, NY 12553

✓
John & Jean Starnant
110 Holly Drive
New Windsor, NY 12553

✓
Silver, Forrester, Shisano & Leser
3250 NYS Rte 9W
New Windsor, NY 12553

✓
State of New York
Comptroller Office
C/o Colin Campbell
Land Claims-5th Floor, AE Smith Bldg.
Albany, NY 12236

✓
Richard & Joann Vanasco Jr.
107 Pine Drive
New Windsor, NY 12553

✓
Petrolli Enterprises, Inc.
PO Box 928
Vails Gate, NY 12584

✓
William Carey
400 E. Randolph Street #3701
Chicago, Illinois 60601

✓
Eileen Callahan
105 Pine Drive
New Windsor, NY 12553

✓
Donna Ward
PO Box 4072
New Windsor, NY 12553

✓
Frank & Margaret Malone
106 Chestnut Drive
New Windsor, NY 12553

✓
Scott B. Hecht
125 Chestnut Drive
New Windsor, NY 12553

✓
Thaddeus Malinowski
101 Chestnut Drive
New Windsor, NY 12553

✓
Ruth Fraas, Life Estate
Elizabeth Fraas Whalen
115 Quassaick Avenue
New Windsor, NY 12553

✓
Joan & Donald Boehm
120 Quassaick Avenue
New Windsor, NY 12553

✓
Stacy Anne Antonelli
10 Trails Pointe Drive
Campbell Hall, NY 10916

✓
Calvary Cemetery
Church of St. Patrick
55 Grand Street
Newburgh, NY 12550

✓
John Baker II
3212 NYS Rte 9W
New Windsor, NY 12553

✓
George & Anna Barnett Jr.
103 Chestnut Drive
New Windsor, NY 12553

✓
Dr. Paul Latonero
Manolita Latonero
16 Idlewild Park Drive
Cornwall-on-Hudson, NY 12520

✓
Nicholas Valentine
3211 NYS Rte 9W
New Windsor, NY 12553

✓
New Windsor Apartment Associates LLC
270 Sylvan Avenue
Englewood Cliffs, NJ 07632-2521

✓
John & Mary Jane Kaknis
107 Chestnut Drive
New Windsor, NY 12553

✓
David Plotkin
C/o Steel Style Inc.
401 South Water Street
Newburgh, NY 12550

✓
John Jr. & James O'Neil
Maureen Mennerich
109 Chestnut Drive
New Windsor, NY 12553

Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(814) 563-4611

RECEIPT
#451-2000

06/13/2000

Reynolds, Frank

Received \$ 50.00 for Zoning Board Fees, on 06/13/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen
Town Clerk

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

00-21.

Date: 6-12-2000

I. ✓ Applicant Information:

- (a) FRANK REYNOLDS 49 CORCH LA NEWBURGH, N.Y. 11750 564 9540
(Name, address and phone of Applicant) (Owner)
- (b) NANCY YOUNG 13 ST. ANN DR NEW WINDSOR N.Y. 12553 565 7130
(Name, address and phone of purchaser or lessee)
- (c) G. HELLER 1-CORWIN CT NEWBURGH N.Y. 11750 565 1100
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- () Use Variance () Sign Variance
- (X) Area Variance () Interpretation

III. ✓ Property Information:

- (a) R-4 17-2-2
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? N/C zone
- (c) Is a pending sale or lease subject to ZBA approval of this application? YES
- (d) When was property purchased by present owner? 6-1-99 LEFT TO ME IN WILL
- (e) Has property been subdivided previously? No
- (f) Has property been subject of variance previously? YES?
If so, when? ?
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: No

X IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

X (b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

X (c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

X (d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes No .

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., CoF. E & F.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd. <u>35 ft.</u>	<u>33 ft.</u>	<u>2 ft.</u>
Reqd. Side Yd. <u>12 ft.</u>	<u>11 ft.</u>	<u>1 ft.</u>
<u>Total</u> <u>40 ft.</u>	<u>31 ft.</u>	<u>9 ft.</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* <u> </u> %	<u> </u> %	<u> </u> %
Floor Area Ratio** <u> </u>	<u> </u>	<u> </u>
Parking Area <u> </u>	<u> </u>	<u> </u>

* Residential Districts only

** No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

✓ whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

THE HOUSE IS UP FOR 28 MO. - AND WILL BE SOLD
WHEN I GET VARIANCE

(You may attach additional paperwork if more space is needed)

X VI. Sign Variance: N/A

(a) Variance requested from New Windsor Zoning Local Law, Section _____, _____ Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

X (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

X (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

X VII. Interpretation. N/A

(a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

X (b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☐ Copy of contract of sale, lease or franchise agreement.
- ☐ Copy of deed and title policy.
- ☐ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☐ Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 6-12-2000

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/her information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

X Frank Reynolds
(Applicant)

Sworn to before me this

13th day of June, 192000.
Patricia A. Corsetti

XI. ZBA Action:

(a) Public Hearing date: _____

PATRICIA A. CORSETTI
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 2001.

(b) Variance: Granted (____) Denied (____)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)

0 Pls. publish immediately. Send bill to: Frank Reynolds
49 Coach Lane, Newf. 12550.

PUBLIC NOTICE OF HEARING

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 21

Request of Frank Reynolds

for a VARIANCE of the Zoning Local Law to Permit:

existing single-family residence w/ less than the
allowable front yard, side yard & total side yard;

being a VARIANCE of Section 48-12-Table of Use/Bulk Regs. - Cols. E, F

for property situated as follows:

102 Laurel Drive, New Windsor, NY

known and designated as tax map Section 17, Blk. 2 Lot 2

PUBLIC HEARING will take place on the 26th day of June, 2000 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, New York beginning at 7:30 o'clock P.M.

James Nugent
Chairman

By: Patricia A. Corsetti, Secy.

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR ~~PLANNING BOARD~~

ESTATE OF JOYCE NOCILLA

FRANK REYNOLDS " " NELSON NOCILLA deposes and says that he resides
(OWNER)

PROPERTY ADD 102 LAUREL DR. NEW WINDSOR N.Y 12553

my ADD at 49 COACH LN. NEWBURGH in the County of ORANGE
(OWNER'S ADDRESS)

and State of NEW YORK and that he is the owner of property tax map

(Sec. 17 Block 2 Lot 2)
designation number (Sec. _____ Block _____ Lot _____) which is the premises described in

the foregoing application and that he authorizes:

FRANK REYNOLDS 49 COACH LANE NEWBURGH NY 12550
(Applicant Name & Address, if different from owner)

(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 6-12-2000

Witness' Signature

Frank Reynolds
Owner's Signature

Frank Reynolds
Applicant's Signature if different than owner

Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED
TO REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**